Prepared By: MAGGIE LIND CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

				<b>39 Hillsboro Ave</b> <b>Toronto Ontario N</b> Toronto C02 Anne>	Toronto		Sold: \$1,705,000 List: \$1,769,000
Prove	7-1-1-12-1-			Taxes: \$6,888.23/		For: Sale	<b>% Dif:</b> 96
1				Sold Date: 02/10/			
2					Last Status: SLD	DOM: 14	
				Semi-Detached	Fronting On:		
		出版的合称	JID 🤞	Link:	Acreage:	Bedroo	
2		The second states		3-Storey	21.4 x 79.22 Fe		
				Dir/Cross St: Dav	<b>Irreg:</b> enport and Avenue	1x4x2nd	, 1x4x3rd
					240404		
	S#: C11943021	1		PIN#: 211	940404 Brick	Zoning	
	nens: n Rm:	I V		Drive:	None	Zoning: Cable TV:	Hydro:
	ement:	Unfinished		Gar/Gar Spcs:	None / 0	Gas:	Phone:
	place/Stv:	Y		Drive Park Spcs:	0	Water:	Municipal
Hea		Forced Air / Ga	ac	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C		Central Air	22	UFFI:	0	Sewer:	Sewers
	tral Vac:	Y		Pool:	None	Waterfront:	Sewers
	Age:			Prop Feat:	None	Retirement:	
	Sqft:			Central Vacuum, F	amily Room.	Farm/Agr:	
	essment:	POTL:		Fireplace/Stove		Oth Struct:	
	L Mo Fee:					Spec Desig:	Unknown
	ndry lev:	Upper					
#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	•	
1	Living	Main	14.27	x 10.86	Fireplace	Open Concept	
2	Dining	Main	14.27	x 10.86	Open Concept	· ·	
3	Kitchen	Main	14.27	x 10.86	Breakfast Area	W/O To Yard	Centre Island
4	Prim Bdrm	2nd	15.29	x 12.2	4 Pc Ensuite	Sliding Doors	Walk-Thru
5	Den	2nd	13.48	x 13.09	Fireplace	W/O To Balcony	
6	Loft	3rd	29.2	x 14.11	4 Pc Bath	W/O To Balcony	
<u> </u>						,	os of vibrant Vorkvillel Walk to

**Client Remks:** New York style living in this contemporary semi! Own your own pied a Terre nestled within steps of vibrant Yorkville! Walk to every shop, the best restaurants, art galleries, museums, & TTC chic urban living surrounded by glory of the trees of Ramsden Park! Need parking?!?! No problem!!! Rent a spot across the street in protected underground lot. Light filled home features 2 fireplaces, a private garden a third floor sundrenched balcony, and ample basement storage. Surrounded by the best private schools, and amazing Jesse Ketchum (public). 5 minute walk to Rosedale Subway/Cumberland & bay! Yorkville/Rosedale/Summerhill at your finger tips!! Street permit parking as well. \*\*EXTRAS\*\* Buyer acknowledges that the Seller cannot certify that the street permit parking or rental parking can be obtained and is at Buyers Risk.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

				37 Dupont St Toronto Ontario I Toronto CO2 Anne: Taxes: \$10,257/2 Sold Date: 01/27. SPIS: N Semi-Detached Link: 3-Storey	x Toronto 024	Bedrooı Washro	<b>ms:</b> 4 + 2
			Sector and		nue Rd and Dupont St	1x4xLow	
-	<b>5#:</b> C11921546			<b>PIN#:</b> 212			
	hens:	1		Exterior:	Brick	Zoning:	
	n Rm:	N		Drive:	Lane	Cable TV:	Hydro:
	ement:	Finished Y		Gar/Gar Spcs:	Detached / 2	Gas: Water:	Phone:
Hea	place/Stv:	۲ Forced Air /	Gas	Drive Park Spcs: Tot Prk Spcs:	1 3	Water Supply:	Municipal
A/C		Central Air	Cas	UFFI:	5	Sewer:	Sewers
	tral Vac:	N		Pool:	None	Waterfront:	
	Age:			Prop Feat:		Retirement:	Ν
	Sqft:				ospital, Library, Park,	Farm/Agr:	
	essment:	POTL:		Public Transit, Sch		Oth Struct:	
	L Mo Fee:					Spec Desig:	Unknown
Lau	ndry lev:	Lower					
#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>		
1	Kitchen	Main	9.15	x 12.89	Stone Counter	Sliding Doors	W/O To Sunroom
2	Dining	Main	10.66	x 12.47	2 Pc Ensuite		
3	Living	Main	9.09	x 15.32	Fireplace	B/I Shelves	Hardwood Floor
4	Breakfast	Main	10.07	x 6.43	Glass Doors	W/O To Patio	Tile Floor
5	Prim Bdrm	2nd	14.01	x 30.64	Fireplace	Bay Window	3 Pc Ensuite
6	2nd Br	2nd	9.65	x 8.92	South View	O/Looks Garden	Window
7	3rd Br	3rd	12.07	x 12.89	Overlook Patio	Hardwood Floor	Window
8	4th Br	3rd	8.73	x 10.56	Double Closet	Hardwood Floor	O/Looks Frontyard
9	Rec	Lower	12.4	x 24.02	Ceramic Floor	Closet	Window
10	Laundry	Lower	12.66	x 9.74	Ceramic Floor	Laundry Sink	B/I Shelves

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**Client Remks:** This elegant and upgraded 4 bedroom/4 bath Annex home is a true breath of fresh air, and has it all! Every square inch of this home is highly efficient, functional and meticulously maintained. Tasteful finishings include high ceilings, hardwood floors throughout, renovated kitchen with top of the line appliances and Sunroom overlooking the private, urban garden. The 2nd floor showcases a south facing office with pocket door, an elaborate Dressing Room, 5 piece ensuite and a spectacular Primary with high ceilings, bay window and the original decorative fireplace. The 3rd floor features a fabulous south facing roof top deck with views of the City skyline, 2 spacious bedrooms and 4 piece bath. The Lower Level has high ceilings & an incredibly well designed dedicated Laundry Room. The south facing garden leads to a rare Double car garage & third parking space on a wide lane. Easy access to the Dupont Subway station, the Rosedale subway, Ramsden Park, & the shops Summerhill/ Yonge St.

**Extras:** Notable upgrades are endless! See full list. This home is a legal duplex but functions as a single family home. Property has a detached double car garage and laneway suite potential to be confirmed by Buyer.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

				Toro Toro Taxo Sold SPIS Att/R Link 2-Sto	Row/Twnhouse <b>c:</b> prey	Foronto L 025	eet ,	Li Rms: 10 Bedrooms Washroon Ix2xMain,	<b>ns:</b> 3 1x4x2nd, 1x3xGround
MLS#	: C12169106				<b>PIN#:</b> 21194	10468			
Kitch	ens:	2			erior:	Brick	Zoning:		Res
Fam		Ν		Driv		Lane	Cable TV:		Hydro:
	ment:	Apartment / Fi	n W/O		/Gar Spcs:	None / 0	Gas:		Phone:
	lace/Stv:	Y			ve Park Spcs:	2	Water:		Municipal
Heat	•	Forced Air / Ga	IS		Prk Spcs:	2	Water Su		
A/C:		Central Air		UFF			Sewer:		Sewers
	ral Vac:	N		Poo		None	Waterfro		
Арх А				Pro	p Feat:	Fireplace/Stove	Retireme		N
Apx S		1500-2000					Farm/Agr		
	ssment:	POTL:					Oth Struc		
POTL	Mo Fee:						Survey Ty	ире: И	Available
Laun	dry lev:						Spec Desi	<b>g:</b>	Heritage
	<u>Room</u>	Level	Length (ft)		Width (ft)	<u>Description</u>			
	Foyer	Main	6.5		1.28	Tile Floor	Double C		
	Living	Main	25.98		9.68	Combined W/Dining			Gas Fireplace
	Dining	Main	25.98		9.68	Combined W/Dining			Crown Moulding
	Kitchen	Main	9.42		10.01	Porcelain Floor		Steel Appl	W/O To Balcony
	Prim Bdrm	2nd	10.76		16.01	Hardwood Floor	Closet		Picture Window
	2nd Br	2nd	9.51		9.68	Hardwood Floor	Closet Or		Picture Window
	Living	Ground	12.01	х		Combined W/Dining			Gas Fireplace
	Kitchen	Ground	15.16		9.74	Heated Floor		Steel Appl	W/O To Terrace
			1 - 00		10.01	Heated Floor	W/O To T	errace	
9	3rd Br Laundry	Ground Ground	15.09 4.99		10.07	Heated Floor	Laundry		

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combination of modern luxury finishes while appreciating the subtle charm of its Historical significance. A 3 level sanctuary w/approx 1800 sq feet of living space. Filled with warmth, character and European inspired elegance. Wide Plank oak hardwood floors throughout, Gourmet custom kitchen with shaker cabinets, porcelain tile floors, high end appliances, stone counters & private balcony, lower level (above grade) with heated tile floors can be used as a great apartment to generate income or ideal for multi-generational family/older teen with separate entrance & private backyard (can easily be converted back to single family), 2 gas fireplaces, Rare 2 car side by side parking off lane, flagstone landscaping, original staircase with exposed brick, high ceilings on 3 floors, \*Fabulous terrace on upper floor with tree top views (can be converted into 3rd bedroom) makes for great private retreat in the city. A flexible layout allows for 2--4 bedroom. This home balances timeless elegance with modern convenience including the best of prestigious Yorkville's boutique shops, fine dining, top rated schools, parks & easy access to Rosedale subway giving you all of the best amenities in walking distance.

Listing Contracted With: <u>RE/MAX REALTRON REALTY INC.</u>905-764-6000

MLS#: C11952051

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

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8 Belmont St Sold: \$2,475,000 **Toronto Ontario M5R 1P8** List: \$2,500,000 Toronto C02 Annex Toronto Taxes: \$12,138.45/2024 For: Sale % Dif: 99 Sold Date: 02/06/2025 SPIS: N DOM: 3 Last Status: SLD Att/Row/Twnhouse Fronting On: N **Rms:** 7 Acreage: Bedrooms: 3 2-Storey 17.22 x 81.75 Feet Washrooms: 3 Irreg: 1x5x3rd, 1x2x2nd, 1x4xLower Dir/Cross St: Yonge & Belmont **PIN#:** 211940473

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Ass	ignment: N			Frac	tional Owner	ship: N			
Kito	chens:	1		Ext	erior:	Brick	Zoning:		
Fan	n Rm:	Y		Dri	ve:	Lane	Cable TV:	Y Hydro:	Y
Bas	ement:	Fin W/O		Gar	r/Gar Spcs:	None / 0	Gas:	Y Phone:	Υ
Fire	place/Stv:	Y		Dri	ve Park Spcs:	2	Water:	Municipal	
Hea	it:	Forced Air / G	ias	Tot	Prk Spcs:	2	Water Supply:		
A/C	:	Central Air		UFF	FI:		Sewer:	Sewers	
Cen	tral Vac:	Ν		Poo	ol:	None	Waterfront:		
Арх	Age:	100+		Pro	op Feat:		<b>Retirement:</b>	Ν	
	Sqft:	2000-2500		Fam	nily Room, Fire	place/Stove, Park, Pub	lic Farm/Agr:		
Ass	essment:	POTL:		Trar	nsit, Rec Centr	e, School,	Oth Struct:		
POT	L Mo Fee:			Woo	oded/Treed		Spec Desig:	Heritage	
Lau	ndry lev:	Upper						Ū	
#	<u>Room</u>	<u>Level</u>	Length (ft)		Width (ft)	<u>Description</u>			
1	Foyer	Main	0	0		Heated Floor	Limestone Flooring	Closet	
2	Dining	Main	12.83	х	12.66	B/I Shelves	W/O To Balcony	Hardwood Floor	
3	Library	Main	11.48	х	9.42	Stone Counter	Walk-Out	Beamed	
4	Kitchen	Main	11.15	х	10.99	Heated Floor			
5	Family	Main	12.83	х	12.66	Walk-Out	Hardwood Floor	Broadloom	
6	Mudroom	Main	0	0		Heated Floor	French Doors	Limestone Flooring	
7	Prim Bdrm	2nd	16.34	х	13.68	W/I Closet	B/I Shelves	Hardwood Floor	
8	2nd Br	2nd	11.52	х	10.17	Cathedral Ceiling	Juliette Balcony	Skylight	

Link:

Client Remks: Located in Yorkville, this enchanting 1880s renovated heritage townhouse evokes the charm of a country English cottage blended seamlessly with modern luxury with the highest quality of craftsmanship throughout. Behind its timeless row house facade lies a 3level sanctuary with over 2000 sq ft of living space, filled with warmth, character & European-inspired elegance. Ornate details like antique elm flooring, limestone gas fireplaces & custom millwork add to its storied past, while high ceilings & abundant natural light infuse the space with an airy, tranquil charm. The main floor foyer leads to an expansive & elegant formal living room adorned with a bay window & a limestone fireplace. A bespoke library with intricate millwork & built-ins, features French doors opening onto a balcony overlooking Ramsden Park. A main floor powder room with imported Parisian wainscoting adds a unique touch. The heart of the home awaits - a country-style eatin kitchen featuring an iconic AGA stove, walk-in pantry, Belgian blue stone countertops, custom cabinetry, Elm ceiling beams & heated French limestone floors. The adjoining dining area & family room (or guest bedroom) flow effortlessly to a landscaped French-inspired garden. This outdoor space is an idyllic setting for al fresco dining or quiet reflection. Upstairs, the primary bedroom is a peaceful retreat with custom built ins, a walk-in closet, and a luxurious five-piece bathroom adorned with Carrera marble and limestone finishes. The second bedroom, with its wood panelled cathedral ceilings, skylight, & treetop views from a juliette balcony, feels like a private hideaway. With a flexible layout accommodating 2-4 bedrooms & rare 2 car parking via the laneway, this home balances timeless elegance with modern conveniences. Steps from Yorkville's boutique shops, fine dining, top schools, & lush parks, & with easy access to the Rosedale Subway, this charming residence offers the best of European Elegance in the Heart of Toronto.

Extras: 2 car parking, Furnace, AC & Hot Water tank all new in 2024, Heated Limestone Floors, 2 Gas Fireplaces, Custom Millwork, High end appliances incl: AGA Stove See virtual tour for more pics & Video Public Open House Sat 2-4pm

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191

CHE	STNUT PARK REAL	ESTATE LIMITED					Printed on 06/26/2025 3:12:32 Pl
	A 7 -	K.		26 Chicora Ave			Sold: \$2,500,000
				Toronto Ontario N		I	_ist: \$2,595,000
				Toronto C02 Annex	Toronto		
2		and the second sec	CARALAN AND	Taxes: \$11,501.84		For: Sale	<b>% Dif:</b> 96
	HELL Y			Sold Date: 05/04/	2025		
					Last Status: SLD	DOM: 4	
76			The Barrie	Semi-Detached	Fronting On:	N Rms: 8 +	3
		THE MARK	ALL CONTROL	Link:	Acreage:	Bedroom	<b>is:</b> 3 + 1
	一一时间之二	E Bland		3-Storey	25 x 118 Feet	Washroo	<b>ms:</b> 4
					Irreg:	1x2xMain	, 1x5x2nd, 1x4x3rd,
						1x3xLowe	r
A STATE	- that of	A State of the		Dir/Cross St: Bedi	ford Rd / Chicora Ave		
	1		a transferra	Directions: South	west of Avenue Road a	and Dupont Street	
E -			and the second				
	S#: C12114069			<b>PIN#:</b> 2121			
	chens:	1		Exterior:	Brick	Zoning:	
Fan	n Rm:	Y		Drive:	Lane	Cable TV:	Hydro:
	ement:	Fin W/O / Se	ep Entrance	Gar/Gar Spcs:	Carport / 2	Gas:	Phone:
	place/Stv:	Y		Drive Park Spcs:	0	Water:	Municipal
Hea		Forced Air /	Gas	Tot Prk Spcs:	2	Water Supply:	
A/C		Central Air		UFFI:		Sewer:	Sewers
	tral Vac:	N		Pool:	None	Waterfront:	
	Age:			Prop Feat:		Retirement:	
	sqft:	2000-2500		Family Room, Firep	lace/Stove	Farm/Agr:	
	essment:	2024 POTL:				Oth Struct:	
	L Mo Fee:					Survey Type:	None
	ndry lev:	Upper				Spec Desig:	Unknown
<u>#</u>	<u>Room</u>	Level	Length (ft)	Width (ft)	<u>Description</u>		
1	Foyer	Main	3.28	x 3.28	Hardwood Floor	Stained Glass	Fireplace
2	Living	Main	13.42	x 11.42	Hardwood Floor	Combined W/Dinin	
3	Dining	Main	17.09	x 10.76	Hardwood Floor	Combined W/Living	
4	Kitchen	Main	18.57	x 8.83	Breakfast Bar	Stainless Steel App	
5	Library	2nd	12.07	x 9.42	Bay Window	Fireplace	B/I Bookcase
6	Prim Bdrm	2nd	17.16	x 12.66	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	3rd	15.91	x 11.68	Hardwood Floor	South View	Window
8	3rd Br	3rd	10.83	x 10.6	Hardwood Floor	4 Pc Ensuite	W/O To Sundeck
9	Rec	Lower	13.48	x 9.25	Laminate	Pot Lights	Walk-Up
10			0		Above Grade Window	W/W Closet	
11	Other	Lower	3.28	x 3.28	Stainless Steel Sink		
	Utility	Lower	3.28	x 3.28			
Clie	nt Damaker \//a	read in disting	a a Educardian has		atreat, the vibrant Fest	Annavia haat kant aa	cret Tastefully repoyated

Client Remks: Warm and inviting Edwardian home on this tranquil street; the vibrant East Annex's best kept secret. Tastefully renovated throughout and rich in character. A welcoming foyer with gas fireplace leads to the combined living room and dining room, and the modern kitchen with a breakfast bar walks out to the garden. Upstairs is an open concept library and sitting room, as well as a laundry room (was a washroom, plumbing still there to convert back) and primary suite with large spa-like ensuite washroom and walk-in closet. The third floor offers two more bedrooms and a four piece washroom, plus a large sundeck nestled in the treetops. The lower level recreation room with walk-up, bedroom, and kitchenette (also plumbed for laundry) is perfect for multi-generational use or could possibly be rented out. The garden is wonderfully private and low maintenance, flooded in afternoon western light. The two car carport could also be developed into a garage or is permissible for a laneway house. Speak to LA regarding the GFA allowance, Chicora Avenue has an unusual and exceptional zoning that allows for enlarging the footprint of the house.

Extras:

Listing Contracted With: <u>ROYAL LEPAGE/J & D DIVISION</u>416-489-2121

Toronto Ontario MSR 166     List: \$3,499,000       Toronto C02 Annex Toronto       Taxes: \$15,271.42/2024     For: Sale     % Dif: 93       Sold Date: 04/14/2025       Sold Date: 04/14/2025       Sold Date: 04/14/2025       Semi-Detached     Fronting On: N     Rrms: 7       Bedrooms: 3       2.1/2 Storey     23.19 x 138.5 Feet     Washrooms: 4       Inreg:     Rrms: 7       MLS#: C12052633     PIN#: 212140101       Coning::       Caning::       Caning::       Caning::       Caning::       Calle TV: Hydro:       Gar/Gar Spcs:     Built-In / 1       Drive:     Private       Gar/Gar Spcs:     Built-In / 1       Gar/Gar Spcs:     Built-In / 1       Water / Gas       VC:     Other       Other     Pool:       Pool:     None       Water for	CHESTNUT PARK RI	EAL ESTATE LIMITED, I					Printed on 06/26/2025 3:12:3
VILS#: C12052633     PIN#: 212140101       Kitchens:     1       am Rm:     N       Basement:     Unfinished       Tireplace/Stv:     Y       Vic:     Other       Central Vac:     N       Age:     1006       Prop Feat:     Pool:       Pool:     None       Prop Feat:     Store floor       Port:     2500-3000       Sessesment:     POTI:       Pool:     None       Prop Feat:     Store floor       Port:     Store floor       Pool:     None       Prop Feat:     Store floor       Port:     Store floor       Port:     None       Prop Feat:     Store floor       Port:		3 Charles	A VEND / M	40 Elgin Ave			Sold: \$3,250,000
VILS#:     C12052633     PIN#: 21214/0101     Zoning: Cable TV: Link:     Zoning: Acreage:     Sem: 7 Bedrooms: 3 21/2 Storey       VILS#:     C12052633     PIN#: 21214/0101     Cable TV: Link:     Hydro       MLS#:     C12052633     PIN#: 21214/0101     Cable TV: Link:     Hydro       Gar/Gar Spcs:     Brick Drive:     Private Private     Cable TV: Gar/Gar Spcs:     Hydro: Gar/Gar Spcs:     Cable TV: Brick     Hydro: Cable TV: Muster/Cable TV: Sewers       VC:     Other     Drive Park Spcs:     2     Water / Gas     Water / Gas       VC:     Other     Pool:     None     Water front: Fenced Yard, Fireplace/Stove, Library, Fre Built:     Sewers     Sewers       VALS#:     Coning: Cable TV:     Municipal     Water front: Fenced Yard, Fireplace/Stove, Library, Frenced Yard, Fireplace/Stove, Library, Frenced Yard, Fireplace/Stove, Library, Frenced Yard, Fireplace/Stove, Library, Frenced Yard, Fireplace/Stove, Library, Fark, School     None     Waterfront: Farm/Agr: Oth Struct:     None       Water front:     Retirement:     Farm/Agr: Oth Struct:     None     Survey Type: None     None       Bardown I     5.58     10.99     Eaded Glass     Hardwood Floor     Crown Moulding       1     Foper     Main     15.58<	KHAE	THE NUMBER					List: \$3,499,000
Sold Date: 04/14/2025 SPIS: N     Last Status: SLD     DOM: 13       Semi-Detached Link:     Fronting On: N     Rms: 7       Bedrooms: 3       21/2 Storey     23.19 × 138.5 Feet     Washrooms: 4       Irreg:     Colspan="2">Bedrooms: 3       Wushrooms: 4       Irreg:     23.19 × 138.5 Feet     Washrooms: 4       Washrooms: 4       Irreg:     23.19 × 138.5 Feet     Washrooms: 4       Irreg:     20.11 × 132.01, 11×4.32nd, 11×4.32nd, 11×4.32nd, 11×4.32nd, 11×4.32nd, 11×4.32nd, 11×2.32nd, 11×4.32nd, 11×2.32nd, 11×4.32nd, 11×2.32nd, 11×2.32nd	AT A CARACTER		No. 1				
SPIS: N     Last Status: SLD     DOM: 13       Semi-Detached     Fronting On: N     Rms: 7       Link:     23.19 × 138.5 Feet     Washrooms: 3       1/2 Storey     23.19 × 138.5 Feet     Washrooms: 4       1/2 Storey     20101     Storey     Storey       Gitchens:     1     Exterior:     Brick     Cable TV:       Hydro:     Gas:     Phone:     Cable TV:     Hydro:       Gas:     Phone:     Drive Park Spec:     2     Water Supply:       VC:     Other     Pool:     None     Water Supply:     Seewer:     Se						For: Sale	<b>% Dif:</b> 93
Semi-Detached Link: 2 1/2 StoreyFronting On: N Acreage: 2 3.19 x 138.5 FeetRms: 7 Bedrooms: 3 Washrooms: 4 1x3x2nd, 1x1x2nd, 1x4x3rd, 1x2xBsmtWLS#: C12052633PIN#: 212140101WLS#: C12052633PIN#: 212140101Citchens: Fireplace/Stv: VC: Dentral Vac: Naps Age: 100+1MLS#: C1205263:PIN#: 212140101Citchens: Fireplace/Stv: VC: Other1Polic: Prove Age: Polic: NoneDrive: Prive Private Gar/Gar Spcs: Drive Private Gar/Gar Spcs: Drive: Drive Private Gar/Gar Spcs: Drive Private Sewer: Sewer: Sewer: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Sewers: Ser Sewers Survey Type: None Spc Desig: HeritageMain 16.66 S 3.9X.9Stone Floor Stone Floor V/O To Patio W/O To Patio Crown Moulding W/O To Garden Hardwood Floor W/O To Garden Hardwood Floor W/O To Garden 		A PAR A PARA	L'AS L				
Link:     Acreage:     Bedrooms: 3       21/2 Storey     23.19 x 138.5 Feet     Washrooms: 4       Irreg:     1x3x2nd, 1x1x2nd, 1x4x3rd, 1x2xd, 1x4x3rd, 1x2xBsmt       Dir/Cross St: Avenue Rd/Bloor Directions:     Avenue Rd two blocks north of Yorkville Avenue Rd two blocks north of Yorkville Avenue Rd/Bloor Directions:       MLS#:     C12052633     PIN#: 21214/010       Gitchens:     1     Exterior:     Brick       Gar/Gar Spcs:     Built-In / 1     Drive:     Phone:       Drive:     Private     Gas:     Phone:       Gar/Gar Spcs:     Built-In / 1     Drive Private     Gas:     Phone:       Seement:     Water / Gas     UFFI:     Municipal     Muricipal       VC:     Other     UFFI:     Seewer:     Seewers     Seewers       Aver Age:     100+     Pool:     None     Water Front:     Retirement:       Yeas Sigft:     2500-3000     Setter Main     Setter Main     Setter     Setter Main     Crow		"SPANNAR ULAT					
VILS#:     C1/2 Storey     23.19 x 138.5 Feet Irreg:     Washrooms: 4 1x3x2nd, 1x1x2nd, 1x4x3rd, 1x2xBsmt       WILS#:     C1/2052633     PIN#: 212140101       Kitchens:     1     Brick     Zoning: Cable TV:       Gar/Gar Spcs:     Built-In / 1     Brick     Cable TV:       Basement:     Unfinished     Gar/Gar Spcs:     Built-In / 1     Gas:     Phone:       Vic:     Other     Drive Park Spcs:     2     Water:     Municipal       VALS:     100+     Prop Feat:     Sewer:     Sewers:     Sewers:       Vera Built:     1906     Fenced Yard, Fireplace/Stove, Library, for Built Source:     MPAC     Pool:     None     Waterfront:       Apx Age:     100+     Prop Feat:     Fenced Yard, Fireplace/Stove, Library, Park, School     Park, School     Vater front:       Vapx Age:     100+     Prop Feat:     Sewer:     Sewer:     Sewers       Joining     Main     6.66     x 3.9     Stone Floor     Store Floor       2     Living     Main     16.24     x 12.93     Hardwood Floor     Crown Moulding       2     Living     Main     16.24     x 12.93							
Irreg:     1x3x2nd, 1x1x2nd, 1x4x3rd, 1x2xBsmt       Dir/Cross St:     Avenue Rd/Bloor Directions:     Avenue Rd two blocks north of Yorkville Avenue Rd/Bloor Directions:       MLS#:     C12052633     PIN#:     212140101       Gitchens:     1     Exterior:     Brick     Zoning:       Gam Rm:     N     Brick     Zoning:     Cable TV:     Hydro:       Gassment:     Unfinished     Drive:     Private     Gas:     Phone:       Gar/Gar Spcs:     Built-In / 1     Drive Park Spcs:     2     Water:     Municipal       VC:     Other     Pool:     None     Prop Feat:     Sewer:     Sewer:     Sewer:       Crantal Vac:     MPAC     Pool:     None     Prop Feat:     Retirement:     Farm/Agr:     Oth Survey Type:     None       Postil Source:     MPAC     Pool:     Stone Ploor     Survey Type:     None       Sessesment:     POTL:     Earth (ft)     Width (ft)     Description     Survey Type:     None       Port Earth     Length (ft)     Width (ft)     Description     Trantage       I'replace     Length (ft)     Width (ft)     Description </th <th></th> <th></th> <th></th> <th></th> <th>0</th> <th></th> <th></th>					0		
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MLS#: C12052633     PIN#: 212140101       Kitchens:     1     Exterior:     Brick     Zoning:       am Rm:     N     Drive:     Private     Gable TV:     Hydro:       Basement:     Unfinished     Drive Park Spcs:     2     Water:     Municipal       Gar:     Other     Drive Park Spcs:     2     Water:     Municipal       VC:     Other     UFFI:     Sewer:     Sewer:     Sewer:     Sewer:       Central Vac:     N     Pool:     None     Waterfront:     Retirement:       Apx Age:     100+     Prop Feat:     Fenced Yard, Fireplace/Stove, Library,     Farm/Agr:     Oth Struct:     Survey Type:     None       Apx Sqft:     2500-3000     PoTL:     Park, School     Vidth (ft)     Description     Spec Desig:     Heritage       OTL Mo Fee:     Lower     Vidth (ft)     Description     Stone Floor     Stone Floor     Crown Moulding       1     Foyer     Main     6.66     x     3.9     Stone Floor     W/O To Patio     Crown Moulding       2     Living     Main     15.58     x     10.99	A state						
MLS#: C12052633     PIN#: 212140101       Citchens:     1     Exterior:     Brick     Zoning:       Gam Rm:     N     Drive:     Private     Gabs:     Phone:       Basement:     Unfinished     Gar/Gar Spcs:     Built-In / 1     Gas:     Phone:       Fireplace/Stv:     Y     Drive Park Spcs:     2     Water:     Municipal       A/C:     Other     UFFI:     Sewer:     Sewers     Sewers       Call Tot Prk Spcs:     3     UFFI:     Sewer:     Sewers     Sewers       Call Source:     MPAC     Pool:     None     Waterfront:     Retirement:     Farm/Agr:       Yr Built Source:     MPAC     Park, School     Park, School     Enced Yard, Fireplace/Stove, Library,     Parm/Agr:     Oth Struct:     Survey Type:     None       App Age:     Lower     Main     6.66     x 3.9     Stone Floor     Stone Floor     Spec Desig:     Heritage       POTL     Main     15.58     x 10.99     Leaded Glass     Hardwood Floor     Crown Moulding       App Aging     Main     16.24     x 12.93     Hardwood Floor     W/O To Patio <th></th> <th></th> <th>and the second</th> <th>Dir/Cross St: Ave</th> <th>nue Rd/Bloor <b>Directio</b></th> <th>ons: Avenue Rd</th> <th>two blocks north of Yorkville Ave.</th>			and the second	Dir/Cross St: Ave	nue Rd/Bloor <b>Directio</b>	ons: Avenue Rd	two blocks north of Yorkville Ave.
MLS#: C12052633     PIN#: 212140101       Citchens:     1     Exterior:     Brick     Zoning:       Gam Rm:     N     Drive:     Private     Gabs:     Phone:       Basement:     Unfinished     Gar/Gar Spcs:     Built-In / 1     Gas:     Phone:       Fireplace/Stv:     Y     Drive Park Spcs:     2     Water:     Municipal       A/C:     Other     UFFI:     Sewer:     Sewers     Sewers       Call Tot Prk Spcs:     3     UFFI:     Sewer:     Sewers     Sewers       Call Source:     MPAC     Pool:     None     Waterfront:     Retirement:     Farm/Agr:       Yr Built Source:     MPAC     Park, School     Park, School     Enced Yard, Fireplace/Stove, Library,     Parm/Agr:     Oth Struct:     Survey Type:     None       App Age:     Lower     Main     6.66     x 3.9     Stone Floor     Stone Floor     Spec Desig:     Heritage       POTL     Main     15.58     x 10.99     Leaded Glass     Hardwood Floor     Crown Moulding       App Aging     Main     16.24     x 12.93     Hardwood Floor     W/O To Patio <td>400//</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	400//						
Kitchens:1Exterior:BrickZoning: Cable TV:Hydro: Hydro: Gas:Basement:UnfinishedDrive:PrivateGas:Phone:Basement:UnfinishedGar/Gar Spcs:Built-In / 1Gas:Phone:Brieplace/Stv:YDrive Park Spcs:2Water:MunicipalHeat:Water / GasTot Prk Spcs:3Water Supply:VC:OtherUFFI:Sewer:SewersSewersCentral Vac:NPool:NoneWaterfront:Apx Age:100+Prop Feat:Retirement:Farm/Agr:Year Built:1906Fenced Yard, Fireplace/Stove, Library,Farm/Agr:Year Systf:2500-3000Park, SchoolSpec Desig:HeritageApx Sqft:2500-3000Assessment:POTL:Spec Desig:HeritagePOTL Mo Fee: Laundry lev:LowerLength (ft)Width (ft)Description1FoyerMain6.66x 3.9Stone Floor2LivingMain15.58x 10.99Leaded GlassHardwood FloorCrown Moulding3DiningMain16.24x 12.93Hardwood FloorW/O To PatioCrown Moulding4KitchenMain12.01x 10.93Eat-In KitchenStone FloorW/O To Garden5Family2nd19.42x 18.93Bay WindowFireplaceHardwood Floor	MATCH CONTRACT		and the second second				
Fam Rm:NDrive:PrivateCable TV:Hydro:Basement:UnfinishedGar/Gar Spcs:Built-In / 1Gas:Phone:Fireplace/Stv:YTot Prk Spcs:2Water:MunicipalHeat:Water / GasTot Prk Spcs:3Water:MunicipalHeat:OtherUFFI:Sewer:Sewer:SewersCentral Vac:NPool:NoneWaterfront:Sewer:Central Vac:NPool:NoneWaterfront:Sewer:Central Vac:NPool:NoneWaterfront:Sewer:Central Vac:NProp Feat:Retirement:Farm/Agr://r Built Source:MPACFenced Yard, Fireplace/Stove, Library, Park, SchoolFarm/Agr:Oth Struct: Survey Type:NoneApx Sqft:2500-3000Fenced Yard, FireplaceStone FloorSurvey Type:NoneAps Sqft:LewerLength (ft)Width (ft)DescriptionSpec Desig:Heritage2LivingMain15.58x10.99Leaded GlassHardwood FloorCrown Moulding3DiningMain16.24x12.93Hardwood FloorW/O To PatioCrown Moulding4KitchenMain12.01x10.93Eat-In KitchenStone FloorW/O To Garden5Family2nd19.42x18.93BayWindowFireplaceHardwood FloorHardwood Floor		533		<b>PIN#:</b> 212 <sup>-</sup>			
Basement:   Unfinished   Gar/Gar Spcs:   Built-In / 1     Fireplace/Stv:   Y     Heat:   Water / Gas   Drive Park Spcs:   2     VC:   Other   UFFI:   Sewer:   Sewers     Vater / Vater   None   Water form:   Sewers     AVC:   Other   UFFI:   None     Vater / Vater   None   Water form:     AVX:   None   Pool:   None     Apx Age:   100+   Prop Feat:     Gar / G		1		Exterior:	Brick		
Fireplace/Stv:YDrive Park Spcs:2Water:MunicipalHeat:Water / GasTot Prk Spcs:3Water Supply:Sewer:SewersAC:OtherUFFI:NoneWaterfront:Sewer:SewersCentral Vac:NPool:NoneWaterfront:Retirement:Apx Age:100+Prop Feat:Retirement:Sewer:Sewer:Sewer:Y Built Source:MPACPark, SchoolVaterfront:Retirement:NoneApx Sqft:2500-3000PorL:Park, SchoolSurvey Type:NoneAps Sqft:2500-3000PorL:PorL:NoneSurvey Type:NoneAps Sqft:2500-3000PorL:PorL:PorL:NonePorL Mo Fee:LowerVidth (ft)DescriptionStone FloorStone Floor#RoomLevelLength (ft)Width (ft)DescriptionCrown Moulding1FoyerMain15.58x10.99Leaded GlassHardwood FloorCrown Moulding3DiningMain16.24x12.93Hardwood FloorW/O To PatioCrown Moulding4KitchenMain12.01x10.93Eat-In KitchenStone FloorW/O To Garden5Family2nd19.42x18.93Bay WindowFireplaceHardwood FloorW/O To Garden	am Rm:			Drive:	Private	Cable TV:	2
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Apx Sqft: Assessment: POTL:2500-3000 POTL:Survey Type: Spec Desig:None HeritagePOTL: POTL:LowerMinComposition Stone FloorStore Floor#Room 1Evel FoyerLength (ft) MainWidth (ft) 6.66Description Stone FloorView of the store2Living 3Main15.58x10.99 10.93Leaded Glass Hardwood FloorHardwood Floor W/O To PatioCrown Moulding Crown Moulding Crown Moulding Stone Floor4Kitchen 5Main12.01x10.93 10.93Eat-In Kitchen Bay WindowStone FloorW/O To Garden Hardwood Floor					lace/Stove, Library,	0	
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4 Kitchen Main 12.01 x 10.93 Eat-In Kitchen Stone Floor W/O To Garden 5 Family 2nd 19.42 x 18.93 Bay Window Fireplace Hardwood Floor	0						
5 Family 2nd 19.42 x 18.93 Bay Window Fireplace Hardwood Floor	- 0						o Crown Moulding
C and Dr. and 14.07 v. 10.02 Window Draadlaam D/L Dealvase	,						
	6 2nd Br	2nd	14.67	x 10.93	Window	Broadloom	B/l Bookcase
7 3rd Br 2nd 12.83 x 10.6 Window Double Closet B/I Bookcase	7 3rd Br	2nd		x 10.6	Window	Double Clos	
8 Prim Bdrm 3rd 30.41 x 12.24 Broadloom 4 Pc Ensuite W/I Closet	8 Prim Bdrm	i 3rd	30.41	x 12.24	Broadloom	4 Pc Ensuite	W/I Closet
Client Remks: Welcome to this timeless treasure on one of the Annex's most charming streets. Brimming with architectural character, th	Client Remks: \	Welcome to this t	imeless treasur	e on one of the Anr	nex's most charming s	treets. Brimming	g with architectural character, this
ome showcases replicas of original windows, French doors, coved ceilings, original staircases, and banisters beautifully complemented b							
igh-quality renovations over the years. Lovingly maintained for decades, it offers a perfect blend of elegance and comfort. The main floor							

quality renovations over the years. Lovingly maintained for decades, it offers a perfect blend of elegance and comfort. The main floor boasts elegant principal rooms, ideal for both entertaining and everyday living. Upstairs, the second floor features a stunningly spacious family room overlooking the streetscape, along with a private hallway leading to two well-appointed bedrooms and a shared bath. The third floor has been reimagined as a luxurious primary suite, complete with ample closet space, custom built-ins, and a four-piece bath. Outside, the landscaped backyard provides a serene retreat with a patio and garden for outdoor enjoyment. A built-in garage and private driveway with two parking spaces add exceptional value in this sought-after neighbourhood. Steps from the exclusive shops of Yorkville and Bloor St., grocery stores including Whole Foods, upscale restaurants, TTC, parks, U of T, and so much more. Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

2 Y

Apartment

188 Bedford Rd Sold: \$3,350,000 **Toronto Ontario M5R 2K9** List: \$3,495,000 Toronto C02 Annex Toronto Taxes: \$13,354.45/2024 For: Sale % Dif: 96 Sold Date: 03/31/2025 SPIS: N DOM: 21 Last Status: SLD Att/Row/Twnhouse Fronting On: E **Rms:** 8 + 3 Link: Acreage: Bedrooms: 3+1 3-Storey 15.65 x 150.25 Feet Washrooms: 4 Irreg: 1x2xMain, 1x5x2nd, 1x4x3rd, 1x4xI ower Dir/Cross St: Avenue and Dupont Directions: Townhouse located on west side of Bedford PIN#: 212170025 Exterior: Brick Zoning: Drive: Lane Cable TV: Hydro: Phone: Gar/Gar Spcs: Detached / 1 Gas: Drive Park Spcs: Water: Municipal 2 Nator Supply

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MLS#: C12011481

Kitchens:

Fam Rm:

**Basement:** 

Fireplace/Stv:

	cpiace/sev.	1			ive i dik Spes.	2	water.	Municipui
He	at:	Forced Air / G	as	To	t Prk Spcs:	3	Water Supply:	
A/0	2:	Central Air		UF	FI:		Sewer:	Sewers
Cei	ntral Vac:	Ν		Po	ol:	None	Waterfront:	
Ap	x Age:			Pro	op Feat:		Retirement:	
Ap	x Sqft:			Fan	nily Room, Firep	lace/Stove	Farm/Agr:	
Ass	sessment:	POTL:					Oth Struct:	
PO	TL Mo Fee:						Survey Type:	Available
Lau	undry lev:						Spec Desig:	Unknown
<u>#</u>	<u>Room</u>	<u>Level</u>	Length (ft)		Width (ft)	<u>Description</u>		
1	Living	Main	17.75	х	14.76	Hardwood Floor	Gas Fireplace	W/O To Yard
2	Dining	Main	17.32	х	11.52	Hardwood Floor	Separate Rm	Crown Moulding
3	Kitchen	Main	15.16	х	9.91	Hardwood Floor	Stone Counter	Window
4	Prim Bdrm	2nd	17.75	х	12.01	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
5	Family	2nd	17.49	х	13.16	Hardwood Floor	Gas Fireplace	Closet
6	Laundry	2nd	7.68	х	4.17	Ceramic Floor	Closet	
7	2nd Br	3rd	14.76	х	11.25	Hardwood Floor	W/I Closet	Window
8	Office	3rd	15.32	х	14.76	Hardwood Floor	W/O To Balcony	Pot Lights
9	Exercise	3rd	15.26	Х	11.75	Hardwood Floor	Skylight	Pot Lights
10	Rec	Lower	14.34	х	10.33	Laminate	Above Grade Wine	dow
11	Kitchen	Lower	11.52	х	9.42	Laminate		
12	Br	Lower	14.4	Х	11.84	Laminate	Closet	W/O To Yard

Client Remks: Welcome to this stunning, renovated Georgian red brick home in the heart of the Annex just steps to Yorkville, Ramsden Park and prime Yonge/Summerhill. Arrive to soaring 9'6" ceiling height thru/out main floor & streaming natural light from wall of west facing wdws across back of the home. Gorgeous herringbone oak floors connect the open concept main fl living/dining rm while Chef's kitchen at the front of the house is a showstopper w/ bespoke custom framed cabinetry by Bloomsbury, leathered quartzite countertops & top of the line Wolf/Sub-Zero appliances. 2nd Fl. is a downsizer's dream w/ focus on luxury & comfort the primary oasis boasts a 5-p ensuite, double closets, & ensuite laundry. A lg fam rm/den completes this floor w/ a gas f/pl & an abundance of natural light streaming in thru wall of windows & gorgeous designer finishes that will inspire you! Deceptively large, the 3rd fl has a loft-style office/exercise rm & bedrm & 4-pc bathrm & storage. Have "grown up" kids who need their own space? You're all set by adding a wall & creating 2 bedrms plus lounge - totally pvt from your space yet w/ abundance of light.Zoned Commercial/Residential provides unbelievable versatility; professional workspace w/staff coming to you; in-law suite; flat for your family & friends who visit; high end rental for addtl income; or quite simply enjoy it yourself as an extension of your incredible home. With a full kitchen, living space, 4 pc bathrm, laundry & large bedrm/office w/walkout to perfect city patio, possibilities are endless. Step out to escape to your own Japanese Maple Garden in the backyard surrounded by perennials, vines, & ivy w/covered rear patio that's perfect for relaxing. Enjoy the convenience of a rare, detached garage & parking pad for 2 cars. Live & work in the Annex - one of the most coveted neighbourhoods in the city steps to vibrant shops, cafes & restaurants & TTC just a 10-minute walk, this home truly has it all. Don't miss this unbelievable find!

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE416-888-7007

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

		Semi-Detached Link: 3-Storey Dir/Cross St: Bedf	Last Status: SLD Fronting On: Acreage: 41.81 x 82.02 F Irreg: ord Road & Elgin Aven	eet		
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1						V
•					<b>,</b>	Y Y
						ř
•	c					
	5		2			
			None			
•			None			
			ear View Family Room			
Upper					0.	
		1				
Level	Length (ft)	Width (ft)	<b>Description</b>			
Main	21.92	x 14.07	Fireplace	Bay Wind	ow Crown Moulding	
Main	17.91	x 17.75	Crown Moulding	Fireplace	Bay Window	
Main	12.76	x 10.43	Granite Counter	W/O To Y	ard Breakfast Area	
2nd	17.91	x 14.83	6 Pc Ensuite	Fireplace		
2nd	16.4	x 13.75	4 Pc Ensuite			
3rd						
3rd						
Lower						
3	Central Air Y 100+ 3000-3500 <b>POTL:</b> Upper <u>Level</u> Main Main 2nd 2nd 3rd 3rd 3rd Lower ure offering in th	Finished       Y       Forced Air / Gas       Central Air       Y       100+       3000-3500       POTL:       Upper       Main     21.92       Main     17.91       Main     12.76       2nd     17.91       2nd     16.4       3rd     13.48       Lower     32.84	Level     Length (ft)     Width (ft)       Main     12.76     x     14.83       Y     Forced Air / Gas     Sar/Gar Spcs:     Drive:       Y     Forced Air / Gas     Tot Prk Spcs:     Drive Park Spcs:       Y     Pool:     Prop Feat:     So00-3500       POTL:     Fenced Yard, Firepl.     Transit, Rec Centre,       Upper     Upper     10.43     2nd       100+     21.92     x     14.07       Main     21.92     x     14.07       Main     17.91     x     17.75       Main     16.4     x     13.75       3rd     18.01     x     11.42       3rd     13.48     x     11.58       Lower     32.84     x     21.82	Level     Length (ft)     Width (ft)     Description       Level     Length (ft)     X     14.07     Fireplace       Main     21.92     x     14.07     Fireplace       Main     12.76     x     14.07     Fireplace       Stand     17.91     x     14.75     Crown Moulding       Main     12.76     x     14.07     Fireplace       Main     12.76     x     10.43     Granite Counter       Jond     17.91     x     17.75     Crown Moulding       Main     12.76     x     10.43     Granite Counter       India     13.48     x     11.42     Hardwood Floor       3rd     13.48     x     11.58     Broadloom       Lower     32.84     x     21.82     Fireplace	Level     Length (ft)     Width (ft)     Description       Vertex     1.2.3.3.4.8     2.3.3.5.4.8.8     3.4.8.8       Value     1.3.4.8     1.4.2.3.5.4.8.8     3.4.8.8       Vertex     1.3.4.8     1.4.2.3.5.4.8.8     1.5.8.8       Value     1.3.4.8     1.4.2.3.5.4.8.8     1.5.8.8.8       Value     1.3.4.8     1.4.2.3.5.4.8.8     1.4.2.3.5.4.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3	1x4x3rd       Dir/Cross St: Bedford Road & Elgin Avenue       PIN#: 212130052       1     Exterior:     Brick     Zoning:     Residential       Y     Drive 2:     Private     Cable TV:     Y Hydro:       Finished     Gar/Gar Spcs:     Detached / 1     Water:     Municipal       Y     Drive Park Spcs:     1     Water:     Municipal       Forced Air / Gas     Tot Prk Spcs:     2     Water:     Municipal       Y     Pool:     None     Retirement:     None       Y     Pool:     None     Retirement:     None       Y     Pool:     Central Vacuum, Clear View, Family Room,     Farm/Agr:     Oth Struct:       3000-3500     Central Vacuum, Clear View, Family Room,     Farm/Agr:     Oth Struct:     Spec Desig:     Unknown       Upper     Transit, Rec Centre, School     Dith Struct:     Spec Desig:     Unknown       Main     21.92     x 14.07     Fireplace     Bay Window     Crown Moulding       Main     12.76     x 10.43     Granite Counter     W/O To Yard     Breakfast Area       2nd

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features soaring ceilings, intricate millwork, and multiple fireplaces, with expansive south, west & north-facing windows filling the home with natural light. A formal living & dining room, a chef's kitchen with granite counters, ample storage, and a walkout to the backyard and parking. The second level boasts a spacious primary suite with a fireplace, walk-in closet, and luxurious ensuite with a custom double vanity, soaker tub, shower & bidet. A second bedroom/office with an ensuite, built-ins & a fireplace adds further charm. The third level features loft-style bedrooms, one with city views & a fireplace, plus a full bath & laundry nook. The lower level is a character-filled retreat with exposed brick, soaring ceilings, a recreation room with a wood-burning fireplace, and a dedicated wine cellar. \*\*EXTRAS\*\* 65 Elgin Avenue is just steps from Yorkville, U of T & transit. Enjoy top-tier dining, boutiques, cultural hotspots, parks & top schools. Close to museums, cafes & Bloor St shopping, offering the best of city living at your doorstep. **Extras:** 

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910

Increase of the second	CHEST	NUT PARK REAL	ESTATE LIMITED, E	BROKERAGE	55 Lo	owther Ave				Printed on 06/26/2025 3:12 Sold: \$3,850,000
Toronto C02 Annex Toronto       Taxes: \$19,405.79/2024     For: Sale     % Dif: 96       Sold Date: 04/30/2025     DON: 64       Semi-Detached     Fronting On: S     Rms: 7 + 1       Link:     Acreage:     Bedrooms: 4 + 1       3-Storey     23.36 x 73.2 Feet     Washrooms: 5       Inreg:     1 x2xMain, 1x3x2nd, 1x4x2nd,	N- TON	North 2 May	LANTING NOTIN	a same star			M5R 1C5			
Taxes: \$19,405.79/2024     For: Sale     % Dif: 96       Sold Date: 04/30/2025     DOM: 64       Semi-Detached     Fronting On: S     Rms: 7 + 1       Link:     Acreage:     Bedrooms: 4 + 1       3-Storey     23.36 x 73.2 Feet     Washrooms: 5       Inreg:     1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1	ALL .									
Sold Date:     04/30/2025 SPIE:     N     Last Status:     SLD     DOM:     64       Semi-Detached     Fronting On:     S     Bedrooms:     4 + 1       Link:     3-Storey     23.36 x 73.2 Feet     Bedrooms:     4 + 1       3-Storey     23.36 x 73.2 Feet     Washrooms:     5       Irreg:     1x2XMain, 1x3x2nd, 1x4x2nd,	山代で		- The operation					For: Sale		<b>% Dif:</b> 96
SPIS: N     Last Status: SLD     DOM: 64       Semi-Detached     Fronting On: S     Rrns: 7 + 1       Inhk:     Acreage:     Bedrooms: 4 + 1       3-Storey     23.36 x 73.2 Feet     Washrooms: 5       Irreg:     1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 1x4x2nd	Ler		AN PUSTO							
Link: 3-StoreyAcreage: 23.36 x 73.2 Feet Irreg:Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd, 	12							DOM: 64		
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3-Storey     23.36 x 73.2 Feet Irreg:     Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x4xLower       bir/Cross St: Bloor and Avenue Rd Directions:     West of Avenue       MLS#: C11987049     PIN#: 212130005       Kitchens:     1       Fam Rm:     N       Basement:     Finished       Fireplace/Stv:     Y       Heat:     Forced Air / Gas       A/C:     Central Air       Central Vac:     Y       Pool:     None       Apx Age:     Arts Centre, Central Vacuum, Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, School     Sewer:     Sewers       POTL     School     Fireplace/Stove, Park, Public Transit, School     Tot Struct: Survey Type:     Available       Basement:     POTL:     Everifice     Coloset     Hardwood Floor     Crown Moulding       A/C:     Central Vac:     Y     Pool:     None     Waterfront:     Sever:	-						5		Bedroon	<b>ns:</b> 4 + 1
Irreg:     1x2xMain, 1x3x2nd, 1x4xLower 1x4x3rd, 1x4xLower       Dir/Cross St: Bloor and Avenue Rd Directions: West of Avenue       MLS#: C11987049     PIN#: 212130005       Kitchens:     1     PIN#: 212130005       Kitchens:     1     PIN#: 212130005       Kitchens:     PIN#: 212130005       Coning: Cable TV:     Hydro: Gas:     Phone: Prive:       Basement:     Finished Fireplace/Stv:     Y     Vater Supply: Vater:     Municipal Water:     Municipal Water Supply:       A/C:     Central Air     UFFI:     Sewer:     Sewers       Apx Sqft:     3000-3500       Agx Gent:     Pol:     None       Pof Feat:     Retirement:       Arx Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, School     Survey Type:     Available Spec Desig:     Unknown       Midh (ft)     Divide (ft)     Width (ft)     Description			- Managara	Contraction of the second	3-Sto	orev		eet	Washroo	oms: 5
1x4x3rd, 1x4xLower       Dir/Cross St: Bloor and Avenue Rd Directions: West of Avenue       ML5#: C11987049       PIN#: 212130005       Kitchens:     1     Exterior:     Brick     Zoning:       Fam Rm:     N     Drive:     Lane     Cable TV:     Hydro:       Basement:     Finished     Drive:     Lane     Cas:     Phone:       Fireplace/Stv:     Y     Drive Park Spcs:     0     Water:     Municipal       Heat:     Forced Air / Gas     Tot Prk Spcs:     2     Water:     Municipal       Apx Age:     Prop Feat:     Retirement:     Farm/Agr:     Sewers     Sewers       Aps Sqft:     3000-3500     Arts Centre, Central Vacuum,     Farm/Agr:     Oth Struct:     Survey Type:     Available       Baueror     Lewer     Length (ft)     Width (ft)     Description     Trown Moulding       1     Fore     Main     17.85     x     7.91     Double Closet     Hardwood Floor     Crown Moulding       2     Living     Main     15.68     x     11.58     Hardwood Floor     Crown Moulding     Combi		Buch Park 1	Proceeding and			- 5			1x2xMain	, 1x3x2nd, 1x4x2nd,
Dir/Cross St: Bloor and Avenue Rd Directions: West of Avenue       MLS#: C11987049     PIN#: 212130005       Kitchens:     1     Exterior:     Brick     Zoning:       Fam Rm:     N     Drive:     Lane     Cable TV:     Hydro:       Basement:     Finished     Gar/Gar Spcs:     Built-In / 2     Gas:     Phone:       Fireplace/Stv:     Y     Drive Park Spcs:     0     Water:     Municipal       Heat:     Forced Air / Gas     Tot Prk Spcs:     2     Water Supply:     Sewers       A/C:     Central Air     UFFI:     Sewer:     Sewers     Sewers       Apx Age:     Apx Sqft:     3000-3500     Arts Centre, Central Vacuum,     Farm/Agr:     Oth Struct:     Survey Type:     Available       School     Vieth (ft)     Description     Introduction     Ore on Moulding     Crown Moulding       #     Room     Level     Length (ft)     Width (ft)     Description     Gas Fireplace     W/O To Patio       2     Living     Main     17.85     x     7.91     Double Closet     Hardwood Floor     Crown Moulding     Combined W/Dining       3	in the second		Conception, association of the second							
Kitchens:1Exterior:Brick Drive:Zoning: Cable TV:Hydro:Fam Rm:NDrive:LaneGas:Phone:Basement:FinishedGar/Gar Spcs:Built-In / 2Gas:Phone:Fireplace/Stv:YDrive Park Spcs:0Water:MunicipalHeat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:Sewer:SewersContral Vac:YPool:NoneWaterfront:Retirement:Apx Age:Pool:NoneWaterfront:Retirement:Farm/Agr:Apx Sqft:3000-3500Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, SchoolFarm/Agr:Oth Struct:POTL Mo Fee:LowerSchoolDouble ClosetHardwood FloorCrown Moulding1FoyerMain17.85x 7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x 10.43Granite CounterBreakfast BarBreakfast Area3DriningMain11.84x 10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x 18.5W/I ClosetBay WindowBroadloom	te -	2	2.	File and	Dir/	Cross St: Blog	or and Avenue Rd <b>Dir</b> e			
Kitchens:1Exterior:Brick Drive:Zoning: Cable TV:Hydro:Fam Rm:NDrive:LaneGas:Phone:Basement:FinishedGar/Gar Spcs:Built-In / 2Gas:Phone:Fireplace/Stv:YDrive Park Spcs:0Water:MunicipalHeat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:Sewer:SewersContral Vac:YPool:NoneWaterfront:Retirement:Apx Age:Pool:NoneWaterfront:Retirement:Farm/Agr:Apx Sqft:3000-3500Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, SchoolFarm/Agr:Oth Struct:POTL Mo Fee:LowerSchoolDouble ClosetHardwood FloorCrown Moulding1FoyerMain17.85x 7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x 10.43Granite CounterBreakfast BarBreakfast Area3DriningMain11.84x 10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x 18.5W/I ClosetBay WindowBroadloom			}	a de la						
Kitchens:1Exterior:Brick Drive:Zoning: Cable TV:Hydro:Fam Rm:NDrive:LaneGas:Phone:Basement:FinishedGar/Gar Spcs:Built-In / 2Gas:Phone:Fireplace/Stv:YDrive Park Spcs:0Water:MunicipalHeat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:Sewer:SewersContral Vac:YPool:NoneWaterfront:Retirement:Apx Age:Pool:NoneWaterfront:Retirement:Farm/Agr:Apx Sqft:3000-3500Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, SchoolFarm/Agr:Oth Struct:POTL Mo Fee:LowerSchoolDouble ClosetHardwood FloorCrown Moulding1FoyerMain17.85x 7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x 10.43Granite CounterBreakfast BarBreakfast Area3DriningMain11.84x 10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x 18.5W/I ClosetBay WindowBroadloom		ie / somervision	ERNATIONAL REALTY CAUADA, BROKYLOGE	11						
Fam Rm:NDrive:LaneCable TV:Hydro:Basement:FinishedGar/Gar Spcs:Built-In / 2Gas:Phone:Fireplace/Stv:YDrive Park Spcs:0Water:MunicipalHeat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:SewersA/C:Central AirUFFI:Sewer:SewersA/C:Central AirUFFI:Sewer:SewersAge:Arts Centre, Central Vacuum,Farm/Agr:Arts Centre, Central Vacuum,Apx Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:Aps Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:POTL Mo Fee:SchoolSchoolSchoolLaundry lev:LowerVidth (ft)Description1FoyerMain17.85x 7.91Double Closet2LivingMain20.34x 17.32Open ConceptGas FireplaceW/O To Patio3DiningMain11.84x 10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x 18.5W/I ClosetBay WindowBroadloom	MLS#:	C11987049				<b>PIN#:</b> 212	130005			
Basement:FinishedGar/Gar Spcs:Built-In / 2Gas:Phone:Fireplace/Stv:YDrive Park Spcs:0Water:MunicipalHeat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:SewersCentral Vac:YPool:NoneWaterfront:Apx Age:Prop Feat:Retirement:Farm/Agr:Apx Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:OTL Mo Fee:SchoolFireplace/Stove, Park, Public Transit,Oth Struct:POTL Mo Fee:LowerVith (ft)Description#RoomLength (ft)Width (ft)Description1FoyerMain17.85x 7.91Double Closet3DiningMain20.34x 17.32Open ConceptGas Fireplace3DiningMain11.84x 10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x 18.5W/I ClosetBay WindowBroadloom	Kitche	ens:	1		Exte	erior:	Brick	Zoning:		
Fireplace/Stv:     Y     Drive Park Spcs:     0     Water:     Municipal       Heat:     Forced Air / Gas     Tot Prk Spcs:     2     Water:     Municipal       A/C:     Central Air     UFFI:     Sewer:     Sewers       Central Vac:     Y     Pool:     None     Waterfront:     Sewers       Apx Age:     Prop Feat:     Retirement:     Farm/Agr:     Sewers     Sewers       Aps Sqft:     3000-3500     Arts Centre, Central Vacuum,     Farm/Agr:     Oth Struct:     Survey Type:     Available       Boom     Level     Length (ft)     Width (ft)     Description     Spec Desig:     Unknown       #     Room     Level     Length (ft)     Width (ft)     Description     Crown Moulding       1     Foyer     Main     17.85     x     7.91     Double Closet     Hardwood Floor     Crown Moulding       2     Living     Main     15.68     x     11.58     Hardwood Floor     Crown Moulding       3     Dining     Main     11.84     x     10.43     Granite Counter     Breakfast Bar     Breakfast Area	Fam R	lm:	Ν		Driv	/e:	Lane	Cable TV	:	Hydro:
Heat:Forced Air / GasTot Prk Spcs:2Water Supply:A/C:Central AirUFFI:Sewer:SewersCentral Vac:YPool:NoneWaterfront:Apx Age:Prop Feat:Prop Feat:Retirement:Apx Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:Aps Segt:9OTL:Fireplace/Stove, Park, Public Transit,Oth Struct:Survey Type:LevelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double Closet1FoyerMain15.68x11.58Hardwood FloorCrown Moulding2LivingMain15.68x11.58Hardwood FloorCrown Moulding3DiningMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom	Basen	nent:	Finished		Gar	/Gar Spcs:		Gas:		Phone:
A/C:Central AirUFFI:Sewer:SewersCentral Vac:YPool:NoneWaterfront:Apx Age:Prop Feat:Retirement:Retirement:Apx Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:Assessment:POTL:Fireplace/Stove, Park, Public Transit,Oth Struct:POTL Mo Fee:SchoolSchoolSeverieLaundry lev:LowerLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double Closet1FoyerMain20.34x17.32Open ConceptGas Fireplace3DiningMain15.68x11.58Hardwood FloorCrown Moulding4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/l ClosetBay WindowBroadloom	Firepl	ace/Stv:	Y					Water:		Municipal
Central Vac:YPool:NoneWaterfront:Apx Age:3000-3500Arts Centre, Central Vacuum,Retirement:Apx Sqft:3000-3500Arts Centre, Central Vacuum,Farm/Agr:Assessment:POTL:Fireplace/Stove, Park, Public Transit,Oth Struct:POTL Mo Fee:SchoolSchoolSurvey Type:Laundry lev:LowerVidth (ft)Description1FoyerMain17.85x2LivingMain20.34x3DiningMain15.68x4KitchenMain11.84x5Prim Bdrm2nd20.34x5Prim Bdrm2nd20.34x1Speit20.34x18.5Min20.34x18.5W/l ClosetMain11.84x10.43Granite Counter5Prim Bdrm2nd20.34x5Prim Bdrm2nd20.34x1SpecificSpecificSpecific2SpecificSpecificSpecific3SpecificSpecificSpecific4KitchenMain11.845SpecificSpecific4SpecificSpecific5SpecificSpecific5SpecificSpecific5SpecificSpecific5SpecificSpecific5SpecificSpecific5Specific			Forced Air / G	as			2	Water Su	ipply:	
Apx Age: Apx Sqft:Prop Feat: Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, SchoolRetirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:Retirement: Hardwood Floor#Room LevelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double Closet2LivingMain20.34x17.32Open ConceptGas FireplaceW/O To Patio3DiningMain15.68x11.58Hardwood FloorCrown MouldingCombined W/Dining4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom			Central Air							Sewers
Apx Sqft:3000-3500Arts Centre, Central Vacuum, Fireplace/Stove, Park, Public Transit, SchoolFarm/Agr: Oth Struct: Survey Type: Spec Desig:Available UnknownPOTL Mo Fee: Laundry lev:LowerEvelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x17.32Open ConceptGas FireplaceW/O To Patio3DiningMain15.68x11.58Hardwood FloorCrown MouldingCombined W/Dining4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom			Y		Poo	l:	None			
Assessment: POTL Mo Fee: Laundry lev:POTL: bowerFireplace/Stove, Park, Public Transit, SchoolOth Struct: Survey Type: Spec Desig:Available Unknown#Room 1Level FoyerLength (ft)Width (ft) Vidth (ft)Description Double ClosetHardwood FloorCrown Moulding Crown Moulding2Living 3Main17.85 20.34x7.91Double Closet Open ConceptHardwood Floor Gas FireplaceCrown Moulding Combined W/Dining3Dining 4Main11.84 20.34x10.43Granite Counter Breakfast BarBreakfast Area Bay WindowBroadloom								Retireme	ent:	
POTL Mo Fee: Laundry lev:SchoolSurvey Type: Spec Desig:Available Unknown#RoomLevelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x17.32Open ConceptGas FireplaceW/O To Patio3DiningMain15.68x11.58Hardwood FloorCrown MouldingCombined W/Dining4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom	Apx So	qft:	3000-3500					Farm/Ag	r:	
Laundry lev:LowerSpec Desig:Unknown#RoomLevelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x17.32Open ConceptGas FireplaceW/O To Patio3DiningMain15.68x11.58Hardwood FloorCrown MouldingCombined W/Dining4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom	Asses	sment:	POTL:		Firep	place/Stove, Pa	ark, Public Transit,	Oth Stru	ct:	
#RoomLevelLength (ft)Width (ft)Description1FoyerMain17.85x7.91Double ClosetHardwood FloorCrown Moulding2LivingMain20.34x17.32Open ConceptGas FireplaceW/O To Patio3DiningMain15.68x11.58Hardwood FloorCrown MouldingCombined W/Dining4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/I ClosetBay WindowBroadloom	POTL	Mo Fee:			Scho	lool		Survey T	уре:	Available
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4KitchenMain11.84x10.43Granite CounterBreakfast BarBreakfast Area5Prim Bdrm2nd20.34x18.5W/l ClosetBay WindowBroadloom		iving		20.34	Х	17.32	Open Concept	Gas Fire	place	W/O To Patio
5 Prim Bdrm 2nd 20.34 x 18.5 W/I Closet Bay Window Broadloom									0	
6 Bathroom 2nd 0 0 1 Pc Encuito Granita Counter Separata Shower				20.34						
		lathroom	2nd	0	0		4 Pc Ensuite			Separate Shower
7 2nd Br 2nd 17.91 x 14.4 Double Closet Broadloom 3 Pc Ensuite	72	nd Br	2nd				Double Closet			3 Pc Ensuite
8 3rd Br 3rd 20.34 x 16.08 Double Closet Broadloom O/Looks Backyard	8 3	rd Br	3rd	20.34			Double Closet	Broadloo	om	O/Looks Backyard
9 4th Br 3rd 13.98 x 10.33 Double Closet Broadloom O/Looks Frontyard	9 4	th Br		13.98	Х			Broadloo	om	
10 Bathroom 3rd 0 0 4 Pc Bath Skylight Ceramic Floor	10 B	lathroom	3rd	0	0		4 Pc Bath			
11 5th Br Lower 13.16 x 12.6 Broadloom Wall Sconce Lighting 4 Pc Ensuite	11 5	th Br	Lower	13.16	Х	12.6	Broadloom	Wall Sco	nce Lightiı	ng 4 Pc Ensuite

Client Remks: An address of distinction! On tree-lined Lowther Avenue, there is a small collection of absolutely sensational executive townhomes built to the highest standards of excellence, in one of Canadas most prestigious residential pockets. The architect created these sensational brownstones sympathetic to the history of the neighbourhood, with classic finishes such as walnut stained Oak hardwood flooring on the ground floor, crown moulding, soaring windows & tall ceilings (nearly 10ft high on the main floor). Offering almost 3500 sqft across all levels, sophisticated living seamlessly flows here. Entertain in style in the abundantly proportioned, open concept living & dining room. With walls of windows and French doors, you & your guests can walk out to the easy-to-maintain back terrace. Both the front & back have been professionally landscaped with beautiful plantings & stone work...all with an eye to creating a low maintenance environment. Back indoors, the eat-in kitchen, cleverly located at the front of the house, has the most spectacular demilune shaped bay window in the breakfast area. Ascend the gracious staircase a you will be very impressed with the room proportions & over 9-ft ceilings. The primary bedroom is so large, it easily accommodates a king-sized bed and boasts an adjoining sitting area, an abundance of closet space, and a marble clad ensuite bathroom. Late evenings are spent in the very cozy den (could be used as another bedroom) reading a book or watching a movie. The third floor is sure to amaze with two beautifully scaled bedrooms and a shared bathroom. The lower level offers an additional bedroom with an ensuite bathroom, which would make for a perfect home gym. And direct access to your own private garage. Park your cars in the oversized double car garage. The garage is so large, it has its own utility room and an additional full sized secondary fridge. Walk literally everywhere. Enjoy the 5min walk to bustling Yorkville, Museums, UofT & the subway. Extras:

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995

	Dareu by. MAGGIET						
CHE	STNUT PARK REAL	ESTATE LIMITED, B	ROKERAGE	72 Admiral Rd			Printed on 06/26/2025 3:12:32 Sold: \$4,000,000
		12	The second se	Toronto Ontario N			List: \$3,700,000
		and the	A	Toronto C02 Annex			LIST: \$3,700,000
						For: Sale	<b>% Dif:</b> 108
14:32				Taxes: \$12,630.96		FOR: Sale	<b>% DIT:</b> 108
		A STATE OF		Sold Date: 06/23/2			
X					Last Status: SLD	DOM: 4	
				Semi-Detached	Fronting On:		
		MALEN -		Link:	Acreage:	Bedroon	
				3-Storey	25 x 112 Feet	Washroo	
					Irreg:		, 1x5x2nd, 1x3x3rd,
				Dir/Crass Str. Adva	iral Dd aauth of Dorna	1x3xLowe	
				Dir/Cross St: Aam	iiral Rd south of Berna	ard <b>Directions:</b> Berna	ard/Beatord
	Revenue 378	AN ANT REAL IN					
	C42222122				50242		
	<b>5#:</b> C12233130	2		PIN#: 2121		· ·	
	hens:	2		Exterior:	Brick	Zoning:	Under
	n Rm:	N Finished (Con	Fatrance	Drive:	Front Yard	Cable TV:	Hydro:
	ement: place/Stv:	Finished / Sep Y	Entrance	Gar/Gar Spcs: Drive Park Spcs:	None / 0 1	Gas: Water:	<b>Phone:</b> Municipal
lea		Water / Gas		Tot Prk Spcs:	1	Water Supply:	Municipal
4/C		Central Air		UFFI:	I	Sewer:	Sewers
	tral Vac:	N		Pool:	None	Waterfront:	Sewers
	Age:			Prop Feat:	Fireplace/Stove	Retirement:	
	r Built:	1888		riop i cut.	Theplace/Stove	Farm/Agr:	
	Built Source:	MPAC				Oth Struct:	
	Sqft:	3000-3500				Survey Type:	Available
	essment:	2024 <b>POTL:</b>				Spec Desig:	Unknown
	L Mo Fee:					-10-	
Lau	ndry lev:	Lower					
#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	L	
1	Foyer	Main	9.42	x 9.15	Crown Moulding	W/O To Porch	
2	Living	Main	19.32	x 15.16	Fireplace	Pot Lights	Hardwood Floor
3	Dining	Main	14.99	x 12.01	Crown Moulding	Hardwood Floor	
4	Kitchen	Main	15.68	x 11.32	Centre Island	Pantry	Marble Counter
5	Prim Bdrm	2nd	18.01	x 15.42	W/I Closet	Hardwood Floor	
6	2nd Br	2nd	15.16	x 14.01	B/I Shelves	Hardwood Floor	
7	Bathroom	2nd	14.99	x 10.17	5 Pc Bath	Separate Shower	B/I Shelves
8	3rd Br	3rd	15.16	x 14.34	Fireplace	Juliette Balcony	Hardwood Floor
9	4th Br	3rd	10.66	x 7.84	French Doors	Cathedral Ceiling	Hardwood Floor
10		3rd	14.99	x 11.75	Double Closet	B/I Shelves	Hardwood Floor
11	Kitchen	3rd	14.76	x 13.42	Large Window	Juliette Balcony	Hardwood Floor
12	Bathroom	3rd	10.66	x 6.27	3 Pc Bath	Skylight	Cathedral Ceiling
13		Lower	40.75	x 18.67	Walk-Out	Pot Lights	B/I Closet
	Br	Lower	15.26	x 10.01	B/l Bookcase	Large Closet	Pot Lights
14	Bathroom	Lower	17.59	x 4.99		lry Wall Sconce Lighti	

Client Remks: Admirable Admiral Road. Stunning Victorian masterpiece. Period charm with high-end updates throughout. 5+1 bedrooms 4 baths. Front pad parking. Elegant side porch. Generous entry foyer. 10'4" ceilings on main floor. Grand living and dining rooms with crown mouldings, wall sconces, tall windows and ornate fireplaces. Stunning renovated kitchen. Upscale custom cabinetry. Large centre island with marble countertops. Walk-in pantry, Sub-Zero fridge, Wolf stove. Primary bedroom with walk-in closet. 2nd floor luxurious 5pc. bathroom. 3rd floor additional living space or separate unit with separate entrance. Most desirable block of coveted Admiral Road. Quiet one-way street. Walk to luxury Yorkville shopping, restaurants and cafes. Desirable schools, U of T campus, Queen's park, financial institutions and renown hospitals. **Extras:** 

Listing Contracted With: <u>SUTTON GROUP-ASSOCIATES REALTY INC.</u>416-966-0300

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

				25 Bernard Ave Toronto Ontario M5R 1R3			Sold: \$4,515,000 List: \$4,585,000	
				Toronto C02 Annex Toronto				
				Taxes: \$21,050.96/2024		For: Sale	% Dif: 98	
		J JU W		Sold Date: 02/20/	/2025			
	A A		A State of the second s	SPIS: N	Last Status: SLD	DOM: 2		
				Semi-Detached	Fronting On:	S Rms: 8	+ 2	
				Link: 2 1/2 Storey	Acreage: 25 x 122 Feet Irreg:	Bedro	<b>ms:</b> 3 ooms: 4 nt, 1x3x2nd, 1x5x2nd,	
						1x2xBs		
AND COL					U	1x3x3ro		
				Dir/Cross St: Ave	nue Road & Davenport	Road		
MLS	<b>5#:</b> C11975823	ET ERREGUITT REALTY, Brokerage		<b>PIN#:</b> 212	140234			
	hens:	1		Exterior:	Brick	Zoning:		
	n Rm:	Ŷ		Drive:	Private	Cable TV:	Hydro:	
Bas	ement:	Finished		Gar/Gar Spcs:	None / 0	Gas:	Phone:	
Fire	place/Stv:	Y		Drive Park Spcs:	2	Water:	Municipal	
Hea		Forced Air /	Gas	Tot Prk Spcs:	2	Water Supply:	·	
A/C	:	Central Air		UFFI:		Sewer:	Sewers	
Cen	tral Vac:	Ν		Pool:	None	Waterfront:		
Apx Age:		100+		Prop Feat:		Retirement:		
Apx Sqft:		2000-2500		Family Room, Fenced Yard,		Farm/Agr:		
Assessment:		POTL:		Fireplace/Stove, Hospital, Level, Library,		Oth Struct:	Garden Shed	
POTL Mo Fee:				Park, Public Transit		Spec Desig:	Unknown	
	ndry lev:	Lower						
	ography: Flat							
<u>#</u>	<u>Room</u>	Level	Length (ft)	Width (ft)	<b>Description</b>			
1	Living	Main	18.04	x 14.44	Hardwood Floor	Fireplace	Bay Window	
2	Dining	Main	12.8	x 13.78	Hardwood Floor	French Doors	Crown Moulding	
3	Kitchen	Main	13.45	x 18.37	Hardwood Floor	Breakfast Bar	Centre Island	
4	Family	Main	15.75	x 11.81	Hardwood Floor	W/O To Garden	Gas Fireplace	
5	Prim Bdrm	2nd	15.09	x 15.42	Hardwood Floor	5 Pc Ensuite	Bay Window	
6	Other	2nd	9.19	x 8.2	Large Closet	B/I Shelves	B/I Vanity	
7	2nd Br	2nd	15.09	x 12.14	Hardwood Floor	3 Pc Bath	His/Hers Closets	
8	3rd Br	3rd	17.72	x 13.78	Hardwood Floor	3 Pc Ensuite	W/O To Balcony	
9	Rec	Lower	25.26	x 15.42	Gas Fireplace	Large Window	Led Lighting	
10		Lower	11.61	x 12.47				
Clie	nt Remks: Ne				s, this reimagined Victo rm with modern luxury		gem in a prestigious enclave	

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**Client RemKs:** Nested on one of The Annex's most coveted streets, this reimagined victorian nome is a rare gem in a prestigious enclave. Fully renovated to the studs in 2017, it masterfully fuses historic charm with modern luxury melding timeless elegance with state-of-the-art upgrades. Its sought-after location speaks volumes, placing you at the heart of urban living with close proximity to the city's cultural and financial hubs. Architectural highlights abound: oversized windows bathe the bright, flowing interior in natural light, while elegant French doors create graceful transitions between rooms. Intricate moldings and wide-plank oak-engineered floors add refined character, complemented by integrated speakers and energy-efficient lighting that elevate the homes sophisticated ambiance. The chefs kitchen is a testament to culinary excellence, outfitted with high-end appliances. Designed for both functionality and style, this space marries modern innovation with timeless elegance. The third-floor, south-facing rooftop terrace is a standout feature a private retreat offering panoramic city views, perfect for serene evenings or lively gatherings. Inside, the home boasts three well-appointed bedroom suites and four luxurious bathrooms, each designed with meticulous attention to comfort and versatility. A large, secluded backyard provides a tranquil outdoor escape for intimate relaxation or alfresco entertaining. The lower level is an entertainers delight, featuring a spacious media room warmed by a gas fireplace and framed by floor-to-ceiling windows that flood the space with light. Landscaped gardens shaded by mature trees create an inviting setting for both social gatherings and quiet reflection. Just a short stroll from the upscale boutiques and fine dining of Bloor Street and Yorkville and with convenient transit access to the downtown Financial District this property stands as one of the finest examples of exclusive, timeless charm in The Annex.

Extras:

Listing Contracted With: <u>ROYAL LEPAGE TERREQUITY REALTY</u>416-231-5000